



DON METTE
Fire Chief

Sacramento Metropolitan Fire District

2101 Hurley Way • Sacramento, California 95825-3208 • Phone (916) 566-4000 • Fax (916) 566-4200

NOTICE OF INTENT TO ADOPT RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN

(Code of Civil Procedure §1245.234)

November 13, 2007

To: Mr. Lee Ghilarducci and Ann B. Ghilarducci (trustee), et al
c/o Mr. Gary Livaich
Desmond, Nolan, Livaich & Cunningham
15th & S Building
1830 15th Street
Sacramento, CA 95814-6649

Dear Mr. Livaich:

California Code of Civil Procedure section 1245.030 provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following conditions are established:

- (a) The public interest and necessity require the project.
- (b) The project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
- (c) The property sought to be acquired is necessary for the project.
- (d) The offer required by Government Code §7267.2 has been made to the owner of record.

You are hereby notified that the Sacramento Metropolitan Fire District Board of Directors at its meeting to be held on December 13, 2007 at 6:00 P.M., in the District's Administration Building's hearing room located at 2101 Hurley Way, Sacramento, CA 95825, will meet to decide if the above conditions are met concerning your property and, if the conditions are met, to adopt a Resolution of Necessity.

Mr. Lee Ghilarducci and Ann B. Ghilarducci (trustee), et al
c/o Mr. Gary Livaich
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PLEASE NOTE THAT QUESTIONS REGARDING THE AMOUNT OF COMPENSATION TO BE PAID ARE NOT PART OF THIS PROCEEDING AND THE SACRAMENTO METROPOLITAN FIRE DISTRICT BOARD OF DIRECTORS DOES NOT CONSIDER SUCH IN DETERMINING WHETHER A RESOLUTION SHOULD BE ADOPTED.

If adopted, the Resolution will authorize the Sacramento Metropolitan Fire District to acquire the property by eminent domain. A description of the property sought to be acquired through eminent domain is attached to this Notice and is marked "Exhibit A."

The proposed public use is for the construction of a new Fire Station.

If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution. Objections are limited to the four conditions listed above.

All requests to appear must be sent for filing to Charlotte Tilson, Clerk of the Board, at 2101 Hurley Way, Sacramento, CA 95825.

Your written request must actually be on file within the 15-day period. Failure to file a written request results in a waiver of your rights to appear and be heard.

The written request to appear should include a statement of the condition(s) that you feel are pertinent to your property. The four conditions that may affect your property are set forth above, designated (a), (b), (c), and (d). By designating which condition forms the basis of your concerns, and why, you will enable the Sacramento Metropolitan Fire District Board of Directors to have a full and expeditious review made of the project's effect on your property.

For your convenience, the Sacramento Metropolitan Fire District Board of Directors will consider any written observations you may wish to submit, as long as such written observations are filed within the 15-day period.

The Sacramento Metropolitan Fire District Board of Directors must adopt a Resolution of Necessity before an eminent domain proceeding can be commenced. Within six months of the adoption of the Resolution of Necessity, the Sacramento Metropolitan Fire District will commence eminent domain proceedings in the Sacramento County Superior Court. In that proceeding, the Court will determine the amount of compensation to which you are entitled.

Mr. Lee Ghilarducci and Ann B. Ghilarducci (trustee), et al
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If you have any questions, please call Associate General Counsel Joe Chavez at (916) 566-4463.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Chavez", is written over the printed name.

Joe Chavez
Associate General Counsel
Sacramento Metropolitan Fire District

Cc: Mr. Lee Ghilarducci
[Via Certified U.S. Mail]

SITE DESCRIPTION

The subject is located at the northwest corner of Folsom Boulevard and Aramon Drive, within the Folsom Boulevard Corridor, in Rancho Cordova. The following description is based on our inspection of the property as well as information obtained from various public sources.

PROPERTY IDENTIFICATION

Address	10599 Folsom Boulevard, Rancho Cordova, California 95670
APN	057-0231-016
Census Tract No.	89.05 (06067-0089.05-1)

PHYSICAL FEATURES

Land Area	0.336-acres or 14,630 square feet (per Assessor records)
Configuration	Rectangular
Topography	Level
Drainage	Adequate
Floodplain	
Community Panel #	060262-0210 E, effective 7/16/1998
Flood Zone	Zone X - Outside of 100-year flood plain
Flood Insurance	Flood insurance not required

Environmental Hazards

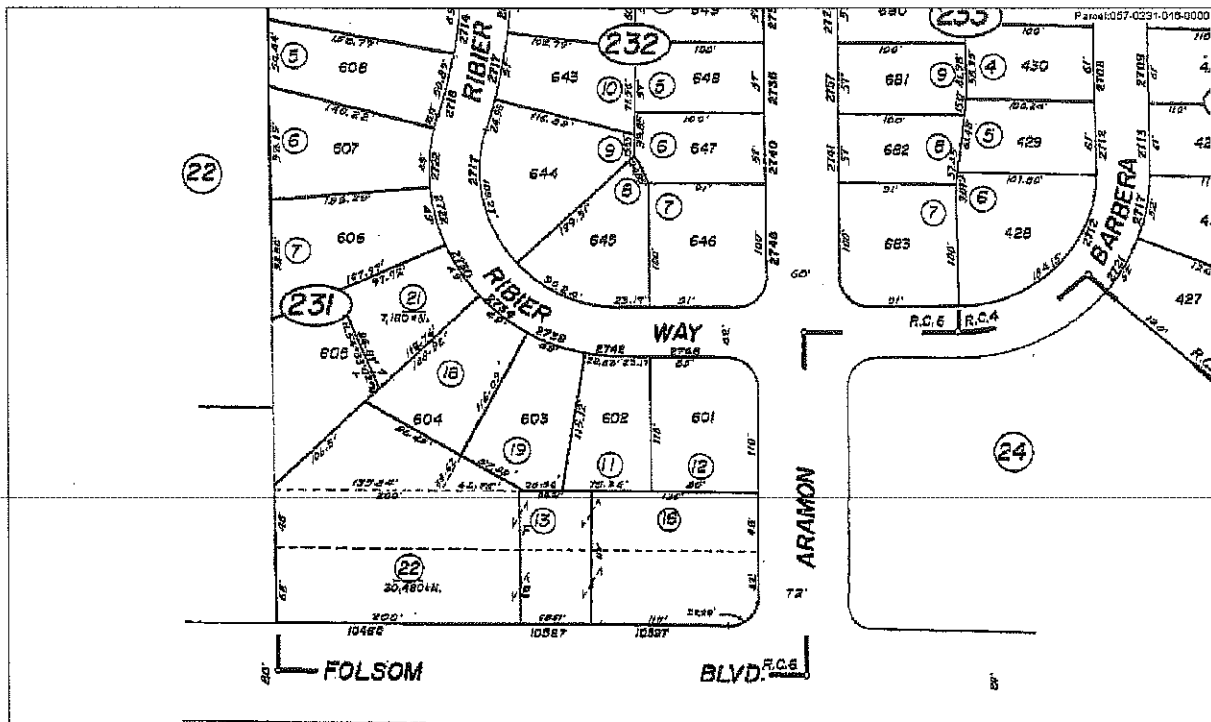
An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. Our inspection of the site did not reveal any obvious signs that there are contaminants on or near the property. Therefore, we assume the subject is not adversely affected by environmental hazards.

Ground Stability

A soil report was not provided for review; however, based on our inspection of the property and observation of development on nearby sites, we assume that the subject is not affected by any adverse soil conditions that would restrict it from being developed to its highest and best use.

PROPERTY ANALYSIS

MAPS & EXHIBITS



Assessor's Parcel Map



Aerial View (Source: AirPhoto USA, Image Date 5-1-26)